



The WAHI Inspector

Vol. XVII, No. 1

January 2013

Editor: Nicholas Petrie

Upcoming Meetings

Central Wisconsin Chapter

No January Meeting

Wednesday, February 20

Social 6 p.m., dinner/meeting 6:30 p.m.

Palms Supper Club Steak House
5912 Bus. Hwy 51, Schofield

Chippewa Valley Chapter

Wednesday, February 6

Dinner 5:30 p.m., meeting 6 p.m.

Jade Garden Restaurant
3620 Gateway Dr., Eau Claire

Speaker: Gene Hagar from Woodmaster Foundations on the design and properties of wood foundations.

Fox Valley Chapter

Tuesday, January 15

Meet at the restaurant at 5:30 p.m.

Stone Toad

1109 S. Oneida Street, Menasha

Speaker: Kevin Schmitz of J&K construction on outdoor wood burners.

Madison Chapter

Thursday, January 17

Roundtable 6 p.m., dinner/meeting 6:30 p.m., speaker 7 p.m.

Rex's Inkeeper

301 N. Century Ave., Waunakee

Speaker: Representative from Milwaukee Lead & Asbestos.

Milwaukee Chapter

Tuesday, January 8

Social 6 p.m., dinner 6:30 p.m., meeting 7 p.m.

Klemmer's Banquet Center

10401 W. Oklahoma Ave., West Allis

Speaker: Cassidy Kuchenbecker of Environmental Initiatives on radon gas.

From the President: A New Year's Resolution



I review my inspection report in the new year, and add those comments that I could not find the time to put into my template during the busy season. I find that there is always something new to add, no matter how long I have been at this job. This is part of what keeps the work interesting, and helps keep me on my toes.

I also review my report to see if I am in compliance with the Wisconsin Standards of Practice. I know I've hit this topic many times before, but please bear with me. What follows is a great real-life example of why reviewing your report is important to all home inspectors.

I was recently contacted by a WAHI member who had completed an inspection for a client some time ago. According to this member, this client was not happy with the inspection report and filed a complaint with the state.

When the Wisconsin Department of Safety and Professional Services received the complaint, their attorneys reviewing the complaint also reviewed the member's entire report, and found that several areas did not appear to follow the standards set for our profession. Specifically, the report did not note several items which we as home inspectors are required to include.

While the reviewing attorneys noted that they were aware that sometimes required report items are noted under different nomenclature in a report, they still found that not all requirements were met by the member's report. The DSPS is leveling a hefty fine for this misbehavior, which includes the cost for the DSPS investigation of the complaint.

The member I spoke to felt that his report did conform to state standards. The member could hire his own attorney and try to fight the findings, but would be subject to all cost involved if found to be in violation of the standards.

No matter how it turns out, I think we'd all agree that this is not a good outcome for the WAHI member or his client.

President

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I know that this kind of thing is not a common occurrence. But if we do not follow the standards to the letter of the law, all it takes is a single poor decision to begin a chain of events that could result in disciplinary action and a large fine.

I officially and loudly encourage each WAHI member to take the time go through your report with a copy of the state standards of practice in hand. Whether your report is electronic or carbonless paper, let's make sure all WAHI members are in compliance with the law, and give our clients the most complete and accurate report possible.

On a more optimistic note, WAHI elections are approaching fast and will be held in accordance with our bylaws. WAHI is an organization that thrives on the strength of its members. If you have never held an office in your chapter or at the state level, I strongly encourage you to run for office. Most positions require only a few hours of your time, and can be a very positive experience. I encourage all WAHI members to consider getting involved in your organization. I hope this New Year finds you all safe and prosperous. Please stay warm, and watch those icy spots!

Mike Von Gunten
WAHI President

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Chapter Meeting Highlights



The Central Chapter will not have a January meeting. Watch the website for February meeting details.



Our December main speaker was Franz Federiuk, project engineer for Advance Concrete out of Fall Creek. Franz talked about causes for foundation bowing, cracking, efflorescence, water staining and loose mortar issues with block foundations. He also talked about proper grading and rain gutter installation. He talked about different methods of mud jacking that he provides and its costs. Some members brought on-site photos that Franz looked at and much discussion was made on how to inform our clients on remedies for failing concrete flat work.

The Christmas Party will be at Fanny Hill Supper Club in Eau Claire on January 25. Information on time and menu will follow. Contact Pete Saltness at pk saltness@charter.net with any questions.

Our next regular meeting will be on Wednesday, February 6 at the Jade Garden Restaurant, 3620 Gateway Dr., Eau Claire. The buffet supper starts at 5:30 p.m., followed by our meeting at 6 p.m. The cost of supper and meeting is \$20 (tip extra). Our scheduled speaker is Gene Hagar from Woodmaster Foundations. Gene will discuss the design and properties of wood foundations and the conditions to look for. Please bring any photos of wood foundations that you may have concerns about for our speaker to review and discuss.

Note: The chapter normally meets on the first Wednesday of each month. Due to production dates, members may not receive a newsletter issue until very close to our meeting date, or even after. To avoid missing a meeting, mark your calendar for March 6th, April 3rd, etc.



Our December speaker was Tom Seidel of We Energies. Tom spoke about EMF (Electrical and Magnetic Fields).

The next meeting will be Tuesday, January 15th at the Stone Toad, 1109 S. Oneida Street in Menasha. Cocktails and roundtable discussion start at 6 p.m., 6:45 dinner, 7:15 speaker, meeting to follow. Our speaker will be Kevin Schmitz of J&K Construction on outdoor wood burners. Our February 19th speaker will be Nathan Littlefield from the City of Oshkosh. He will discuss cross connections.

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Our next meeting will be on Thursday, January 17 at Rex's Inkeeper, 301 N. Century Ave., Waunakee. Roundtable begins at 6 p.m., dinner/meeting at 6:30 p.m. and speaker at 7 p.m. Our presenter will be a representative from Milwaukee Lead & Asbestos.



Our next meeting will be Tuesday, January 8th at Klemmer's Banquet Center, 104th & Oklahoma Ave. in West Allis. Social at 6 p.m., dinner at 6:30 p.m., meeting at 7 p.m. Cost is \$25, which includes dinner and the continuing education. Our speaker will be Cassidy Kuchenbecker of Environmental Initiatives, on radon gas.

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Exciting News!

WAHI has a Facebook Page



Thanks to Public Relations Chair Bob Turicik, WAHI has joined the “new generation” and invites you to join in as well! Facebook is a very user-friendly, cost efficient, speedy way to get the word out to WAHI members. The WAHI Facebook page will be a wonderful venue to make chapter announcements (meeting changes, speakers, location updates, meeting reminders, etc.), board announcements, post State Board meeting minutes, etc.

Please see below for instructions on creating a Facebook account if you do not have one yet, and how to find the WAHI page

How do I sign up for Facebook Account?

To create an account, go to www.facebook.com. Enter your name, birthday, gender and email

address. Then create a password. After you complete the registration form, Facebook will send you an email. Just click the confirmation link to complete the sign up process.

How do I find the Wisconsin Association of Home Inspectors page?

After you have finalized creating your Facebook page, type in Wisconsin Association of Home Inspectors in the search box. Request to be “liked.” You will get a response when WAHI accepts the request. The WAHI Facebook page is a closed group – only WAHI members can view and participate on the page.

Any questions? Contact Bob Turicik at homereview@wi.rr.com or 920-892-7654.

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Voluntary Life Insurance Program Offered

WAHI's insurance agency, Robertson Ryan and Associates, has negotiated a voluntary life insurance program for WAHI members through Cincinnati Insurance. The program is also available to spouses, children and grandchildren of WAHI members.

The advantages of this program are:

- Guarantee issue underwriting for members
- Guarantee issue on \$10,000 children's term Rider (Ages: 15 days through age 18)
- Simplified Underwriting for spouses and individual children and grandchildren policies
- Members do not have to participate to buy on other family members
- Policies are portable. They go with you if you leave the WAHI Association

The following plans are available:

Temporary Insurance

- Term - 20 year level premiums guaranteed smoker and non-smoker rates: Ages 18-60
- Return of Premium Term - 20 year level premiums guaranteed (smoker ages 18-41; non-smoker 18-48). Return of Premium means the total base premium is returned if the insured lives to the end of the 20 year period.

- Guarantee issue amounts for members (\$50,000 for ages 18-40; \$25,000 for ages 41-60)
- Up to \$100,000 available with simplified underwriting on members and spouses

Permanent Insurance

- Whole Life: Same for smokers and nonsmokers, ages 0-70, remains the same throughout the life of the policy.
- Universal Life: Smoker and non-smoker rates, ages 0-70. Death benefit and premiums can be flexible.
- Guarantee Issue Amounts for Members:
\$50,000 ages 18-40
\$35,000 ages 41-60
\$25,000 ages 51-60
\$20,000 ages 61-65
\$10,000 ages 66-70

This offer is brought to WAHI members by Robertson Ryan and Associates. Representatives will have a vendor booth at the WAHI Spring 2012 Training Seminar to answer questions and/or begin the application process for interested members. Members may also contact Lori Darga at 414-273-4501 for more information.

In Case of Emergency

An essential reference, custom printed with your company's information. Explains how to turn off water, gas, electricity. 8.5" x 11", full color, laminated card stock, two-sided. List price: \$3.95. Your cost: as low as \$0.65. A vital tool your customers will appreciate!

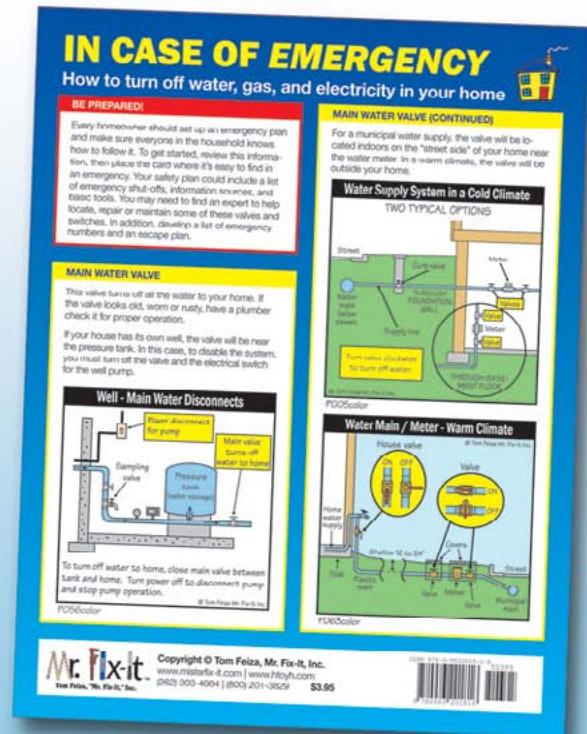
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Tips and Tidbits

WAHI Legal Support (WLS)

Attorney Roy Wagner, of von Briesen and Roper, continues offer risk-free initial counseling to members with legal concerns. If further legal assistance is requested, the cost of the initial consultation will be included in the bill. Contact Roy at (414) 287-1250 or rwagner@vonbriesen.com. Note: The WLS program is completely independent of the WAHI Arbitration System.

Continuing Education Credits

In January, all home inspector members will receive an 8½ x 5½ postcard with their continuing education credit count for monthly chapter meeting attendance in 2012 (Seminar credits are issued at the time of the Seminar). In the past, this mailing included membership renewal information as well. In 2013, renewal notices will be sent out in May. Membership renewal is due July 1st.

2012-2013 WAHI Membership Roster

The 2012-13 WAHI Membership Roster is on the website. It is a PDF format and copies may be printed from the file. The website database can be updated on a regular basis, so remember to check your listing and submit changes to Julie Arnstein. The roster is done once a year, in conjunction with membership renewal.

Special Spaces

Andrew Risch, longtime Milwaukee Chapter member and architectural designer for Embassy Homes, has made WAHI aware of a very valuable program he and Embassy Homes are involved in. Special Spaces is a non-profit organization that creates dream bedrooms for children with life threatening illnesses. To make this program a success they are seeking volunteers. For information, contact Andrew

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Tips and Tidbits

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at 262-241-8510, x111 or Andrew@emabasyhomes.com. You may also be interested in visiting www.specialspacesmilwaukee.org.

Renewal Date for Home Inspectors

WAHI Lobbyist Kathi Kilgore has informed us that the Wisconsin Department of Safety and Professional Services has published a scope statement (the first step in revising the Administrative Rules) announcing that the Department will be revising the Administrative Rules regarding the renewal date for home inspectors.

This is a technical change. The current Administrative Code states the renewal date for home inspectors is January 1 of each odd-numbered year. The State statutes state that the renewal date is December 15 of each even-numbered year. The statute is what must be followed, so the Administrative Rule should be changed to

reflect the Statute. Here is a link to the Scope Statement: <http://1.usa.gov/Yzrleu>.

Kathi indicated she will watch for the actual proposed language to come out in the next few months and keep WAHI informed.

We Need Your Current Email Address!

Thanks to State Vice President Doug Hoerth (Fox Valley chapter) we have a new, improved website. Yay Doug! This gives WAHI the ability to send mass emails containing important announcements, and to post interesting articles/information. Having your correct email address is vital in terms of WAHI communication – the upcoming state election, monthly newsletter, announcements. Take a look at your listing in the member database on the website and let us know if your info is not up-to-date.

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Tips and Tidbits

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Ride Along Program

In October of 2010, the Milwaukee chapter discussed starting a Ride Along Program, intended to assist new members as they embark on their business. Experienced members would allow a less-experienced member to accompany them on a home inspection. The idea was presented to the Board of Directors at the November board meeting and the program was approved. WAHI members interested in sharing their knowledge and experience with a fellow member are asked to contact Julie Arnstein. Julie will add their name to a list given to a member looking for guidance of this type. Contact Julie at (414) 299-9766 or (877) 399-WAHI or juliewahi@wi.rr.com.

Office Max Discount

The Office Max corporate discount is available to all members of WAHI. Purchase online at www.OfficeMaxSolutions.com. The user name is wahi and the password is member1. In-store

purchases require use of a WAHI Retail Connect Card. See the November 2012 issue (page 16) of the newsletter at www.wahigroup.com for a printable card. Office Max will laminate the card for you when you visit the store.

Updating Your Contact Info

Please visit www.wahigroup.com and find your listing under the members tab on the home page. If you have recently moved or if your information is not correct/complete, please contact Julie at info@wahigroup.com, (877) 399-WAHI or fax at (262) 785- 6765. Updates are listed every month in the WAHI Inspector.

Chapter Presidents

Please give your WAHI Board Member-at-Large an opportunity to share information from recent Board meetings. They are the liaison between your chapter and the WAHI Board.

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Tips and Tidbits

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WAHI Arbitration Program

All members are encouraged to make every effort to resolve homeowner/inspector disputes without outside help. When that is not successful, know that the WAHI Dispute Resolution Program is there for you. The process begins when the complainant (homeowner) contacts Resolute Systems, the program administrator, via mail at 1550 N. Prospect Ave., Milwaukee 53202, e-mail at info@ResoluteSystems.com or their Web site at www.resolutesystems.com.

For information contact Arbitration Committee Chair Tom Feiza at (262) 303-4884 or tom@misterfix-it.com.

Add a Photo to the WAHI Web Site & Link to Your Site

WAHI's new Web site is up and running. We've been adding member photos and are now ready to add your company Web site to your member profile. Submit photos and web site addresses to juliewahi@wi.rr.com.

Communication

All member-to-member or member-to-association disputes must go through the Membership Committee. A member going public with a member or association dispute will be grounds for disciplinary action. The Membership Committee will implement this policy. Contact Committee Chair Rob Fischer at (414) 476-6879 or inspectbyinsight@yahoo.com.

Chapter Secretaries

Chapter Secretaries are reminded to include upcoming speaker and topic information when submitting monthly meeting minutes to Julie Arnstein. The information will be included in the newsletter and will also be posted on our Web site at www.wahigroup.com.

Newsletter Deadline

The deadline of the 20th of each month for submissions to the newsletter will be strictly enforced, with the occasional exception when a chapter meeting falls after that date. Chapter secretaries should provide the minutes as soon as possible. Thank you for your cooperation.

Member Updates

New Home Inspector Member

Ryan Schmidt
A1C Home Inspection Services
272 Woodland View Ct.
Colgate, 53017
262-623-6119; Fax 262-623 6412
schmidt@a1chomeinspections.com
Milwaukee chapter

Home Inspector Member Updates

Mike Bender
freshlookinspection@tds.net

Tom Draper
inspectordraper@gmail.com

Jason Fiack
jasonf@citadelus.com

Dick Horan
dickandcarolhoran@gmail.com

Nathan Littlefield
920-252-2320; Fax 920-744-8735

Casey New
casey@wispect.net

Greg Peyer
www.homeinspwis.com

Fred Schwartz
fred1peggy2@gmail.com

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877-399-9244 (Toll-free)
262-785-6765 (Fax)

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Executive Director: Julie Arnstein
juliewahi@wi.rr.com

Important WAHI State Election Details

We had a great fall Seminar in Manitowoc and now we've had time to digest the events. I am so glad we opened nominations up during lunch on Saturday – resulted in lots more involvement from everyone!

This is our first election since the By-Law changes approved earlier this year. I have been involved with the Elections/Nominations Committee for many years and I guess old habits die hard. At the Seminar I overlooked the revised election procedures for WAHI – election of WAHI State positions are now different from past elections. Rather than a mixture of Officers and at-large positions up for election each year, we now have election of all officer positions occurring in even numbered years and chapter at-large and member at-large positions occurring in the odd numbered years – all positions are now a two-year term. At the Seminar we accepted nominations for positions under the old system. Consequently, we do not need nominations for the Vice President position. Therefore, our statewide spring 2013 election will be for the at-large positions only and the term for those elected will be two years.

One of the great benefits of WAHI is the help and guidance from the general members and the Board of Directors. I want to thank State Vice President Doug Hoerth from the Fox Valley Chapter for calling this to our attention.

We had a great response to our solicitation of nominees at the seminar. I sincerely thank those who stepped forward. One of my goals has been to have multiple choices for each position for every election; we've had a hard time doing that in recent years. If additional members have an interest in serving on the state board, know that nominations will be open until mid-February. Please let me or WAHI Executive Director Julie Arnstein (juliewahi@wi.rr.com or 877-399-WAHI) know if you'd like to be on the ballot.

There will be more notices regarding the upcoming election so you have ample time to discuss this with other members. We'd love to hear from you so feel free to call or email us.

Andy Helgeson
Nominations and Elections Committee Chair
ajhelgeson@wi.rr.com or 262-377-0751



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I was out at a home the other day and the whole second floor brick facade above two windows lifted up almost an inch in height. It also caused the chimney to lift and tilt away from the home.

So if you come across a masonry home, pay close attention to the metal lintels that span over openings. If they are rusted out, call them out.

Board of Directors

President Mike Von Gunten
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Vice President Doug Hoerth
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Secretary Julie Arnstein
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Treasurer Tom Greenwaldt
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Fox Valley Chapter
Dave Pribyl, President
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Madison Chapter
Dennis Kruger, President
(608) 835-5395

Milwaukee Chapter
Scot McLean, President
(414) 228-6573

Statewide WAHI Committees

Affiliates
Doug Hoerth, Chair

Arbitration
David Strandberg, Chair
Roy Wagner

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Tom Greenwaldt, Chair
Roger Howard • Scott Jarvis
Joe Perlock • Glenn Schmidt
Mike Von Gunten

Clearinghouse
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Inactive

Education
Tom Kruse, Co-Chair
Kent Schwanke, , Co-Chair
John Moore • Pete Saltness

Education House
Kent Schwanke, Chair

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Ron Miller, Chair
Mark Jankowski
Dave Kolesari • Mark Thomas

Membership
Doug Hoerth, Co-Chair
Glenn Schmidt, Co-Chair
Paul Birschbach • Roger Kautz
Jerry Schneider

Nominations/Elections
Andy Helgeson, Chair
Rich Duerkop • Dennis Kruger
Cassidy Kuchenbecker
Scot McLean • Dave Pribyl
Dave Waraxa

Public Relations
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Andy Helgeson, Chair
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WAHI Legal Support (WLS)
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